

1 **Official**

2

3 **AGENDA**

4 **HOOKSETT PLANNING BOARD MEETING**
5 **HOOKSETT TOWN HALL CHAMBERS (Room 105)**

6 **35 Main Street**

7 **Monday, April 4, 2022**

8 **6:00 PM**

9

10 **MEETING CALLED TO ORDER AT 6:00 P.M.**

11

12 **PROOF OF POSTING**

13

14 **PLEDGE OF ALLEGIANCE**

15

16 **INTRODUCE MEMBERS OF THE BOARD**

17

18 **PRESENT: Tom Walsh (Chairman), Chris Stelmach (Vice-Chairman), Matt Reed, Don**
19 **Winterton, Mike Somers, and David Boutin (Town Council Representative)**

20

21 **ALTERNATES: Denise Pichette Volk and Robert Duhaime**

22

23 **EXCUSED:**

24

25 **NOT PRESENT: Sheena Gilbert and Paul Scarpetti**

26

27 **STAFF: Nicholas Williams (Town Planner)**

28

29 **R. Duhaime will be a voting member this evening.**

30

31 **APPROVAL OF MINUTES OF 03/21/2022**

32

33 **March 21, 2022 Meeting – D. Boutin motioned to approve the minutes of the March 21, 2022**
34 **meeting. Seconded by D. Winterton.**

35 R. Duhaime: Add at Line 311. You are going out of your way and that makes it easier for this planning
36 board to sell it because the abutters will have their concerns. That is one thing about your preliminary
37 design. You have done a very good job. I was surprised that Mark was staying and keeping his little
38 angled house there.

39

40 J. Lefkovich: I didn't ask him if he was staying.

41

42 R. Duhaime: I thought the lot was going to be sold with the sub-division.

43

44 J. Lefkovich: No, but if he is staying I want to do something where he says "you know what, this
45 turned out good and was a good thing."

46
47 R. Duhaime: Depending on the DOT, your turning lanes, your access.
48

49 J. Lefkovich: We will work through that process. We understand there will be slow down lanes and
50 turning lanes and most likely there will be a signal. We want that to be safe. I have already put a chunk
51 of money into the budget to deal with that. Luckily there is not a lot of ledge blasting.
52

53 R. Duhaime: Thank you for coming.
54

55 ***M. Reed abstained due to not being present at the March 21, 2022 meeting. Motion carried***
56 ***unanimously with a vote of 7-0.***

57 **COMPLETENESS REVIEW & PUBLIC HEARING**
58

59 **1. BLACK DIAMOND AUTO WASH, LLC**
60 **1554 Hooksett Rd**
61 **Tax Map 18 Lot 2**
62 **Commercial Site Plan for Carwash**
63

64 D. Winterton stepped down due to the owner of this property being a relative.

65 D. Boutin stepped down due to being an abutter.
66

67 D. Pichette Volk will be a voting member for this item.
68

69 T. Walsh: The applicant has requested an extension until May 2, 2022.
70

71 ***R. Duhaime motioned to continue the public hearing for Black Diamond Auto Wash, LLC, 1554***
72 ***Hooksett Rd., Tax Map 18 Lot 2, Commercial Site Plan for Carwash to May 2, 2022. Seconded by C.***
73 ***Stelmach. Motion carried unanimously with a vote of 6-0.***
74

75 D. Winterton returned.

76 D. Boutin returned.
77

78 Discussion ensued regarding the granting of extensions when utility plans are not yet available.
79

80 ***D. Boutin motioned to reach out to water and sewer and have them present at the April 18, 2022***
81 ***Planning Board Meeting. Seconded by D. Winterton. Motion carried unanimously with a vote of***
82 ***7-0.***
83

84 **NOTICE OF REGIONAL IMPACT**
85

86 **2. 307 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT**
87 **Smyth Rd/Mammoth Rd/Wellington Hill Rd in Manchester**
88 **Manchester Planning Board Notice of Regional Impact Under RSA 36:57**
89

90 N. Williams explained the town of Hooksett is a regional abutter of this property and that there will be
91 a hearing on April 21, 2022 regarding this matter in Manchester. He stated the city of Manchester

92 would like to know if the planning board would like to provide anything in writing. N. Williams also
93 went over the studies findings and recommendations and stated he reached out to the town's legal
94 counsel regarding impact fees. Discussion ensued regarding traffic impacts and type of apartments
95 these units would be, and traffic routes that may be taken by people living in that area. There was a
96 question if the impact of 30 cars on the traffic study is accurate. It was also mentioned that there are
97 305 units, not 307.

98
99 D. Boutin asked N. Williams to show the town line which he did.

100
101 D. Winterton: I respect the work of the traffic engineer, but I do not see the calculations of everyone
102 that lives at Edward J. Roy Drive, or up on the hill, that now may take a different route to Wellington
103 Road. I do not think that is addressed in the traffic study.

104
105 N. Williams: That is addressed in No. 5.

106
107 M. Somers: They are underestimating the amount of traffic with 300+ units.

108
109 D. Boutin: Is this for seniors?

110
111 N. Williams: No. Market rate.

112
113 D. Boutin: A lot of these people are going to want to get on the highway.

114
115 T. Walsh: It is Manchester that determined this was a regional impact. They considered 30 vehicles as
116 being a regional impact I question that. It is a legitimate question to see if that 30 is accurate. That will
117 be the only second way out of that whole area.

118
119 C. Stelmach: I am not sure if it is a typo, but in their minutes it said there were 305 units and on ours it
120 says 307.

121
122 N. Williams: It is 305.

123
124 D. Pichette Volk: What recourse do we have, if any, if we are unhappy with this? It seems like you
125 have non except to provide written statements to the planning board. Is that correct?

126
127 T. Walsh: That is correct and can we prove that there will be a legitimate issue for us to seek some of
128 the impact fees from Manchester that the applicant is giving them.

129
130 R. Duhaime: When we did the Walmart plaza on Rt. 3 we paid for the widening of the Hackett Hill/Rt.
131 3A intersection because Walmart had regional impact and the money. This applicant is coming in and
132 the intersection of Smyth Rd. is now going to have stacking issues for Hooksett residents trying to use
133 our local road to get back onto Mammoth Road. I think the most we can ask for is for that intersection
134 to get some off site improvements.

135
136 ***D. Boutin motioned to direct N. Williams to pursue the town of Manchester to see if the town of***
137 ***Hooksett can receive any impact fees. Seconded by D. Winterton.***

139 T. Walsh: Have you had any conversations in terms of percentage, any issue, or what we need to docu-
140 ment?
141

142 N. Williams: I have not. I spoke with town legal to confirm that we cannot impose impact fees on the
143 development because it is outside of our jurisdiction. We impose impact fees not only for traffic related
144 issues but fire and police as well. I think it might be a good idea to understand who is going to be re-
145 sponsible for responding in the event of an emergency.
146

147 T. Walsh: We have a study before us but the reality is we have not seen how much traffic will be seen
148 on Smyth Road going east. That is a narrow winding road that has a connector from another large sub-
149 division on Jacobs Ave.
150

151 N. Williams: People also use the cut over on Alice Ave., north on Mammoth Road, to access SNHU.
152 That backs up 10 to 12 vehicles in the morning.
153

154 T. Walsh: If people are trying to leave Edward J. Roy Drive and the highway is the goal, and you have
155 305 units plus all of the other hundreds of units now stacking up on Roy, what a nice opportunity to
156 take a left on Smyth, take a right on Mammoth, and take a left on Alice Ave. to hop on Exit 9 espe-
157 cially if they are heading north. There might be more impact here.
158

159 D. Winterton: If people are heading east they could go down Smyth Road and jump on Exit 1 to go to
160 the seacoast. There are a bunch of people that live in this area that work on the seacoast.
161

162 N. Williams stated he would draft a letter for the Town of Manchester for the April 21, 2022 meeting.
163

164 R. Duhaime requested to have the town attorney look into this as this could act as a collector road.
165

166 ***D. Boutin withdrew his motion. D. Winterton withdrew his second.***
167

168 R. Duhaime motioned to sending a letter to the City of Manchester stating
169

170 ***D. Winterton requested to communicate with the city of Manchester regarding impact fees and to let***
171 ***them know the Hooksett Planning Board has questions about the traffic study that sends the amount***
172 ***of cars on the eastern end of Smyth Road and using Smyth to Mammoth to Alice as a connector to***
173 ***Exit 9. Seconded by M. Somers. Motion carried unanimously with a vote of 7-0.***
174

175 **BOARD DISCUSSION**

176

177 **3. SNHPC REGIONAL HOUSING ASSESSMENT FOCUS GROUP SESSIONS**

178

179 N. Williams discussed the dates of the SNHPC regional housing assessment focus group sessions and
180 stated it is important to have planning board representation.
181

182 Discussion ensued regarding housing and zoning.
183

184 **4. 503, 511 WEST RIVER ROAD ZONING ALTERNATIVES**

185

186 Discussion ensued regarding zoning alternatives to 503 and 511 West River Road.

187

188 **BUSINESS OCCUPANCY/TOWN DEVELOPMENT UPDATE**

189

190 None.

191

192 **ADJOURNMENT**

193

194 *D. Boutin motioned to adjourn at 6:56 pm. Seconded by D. Winterton. **Motion carried unanimously***
195 ***with a vote of 7-0.***

196

197 The next regularly scheduled meeting of the Planning Board will be held April 4, 2022 at 6:56
198 pm.

199

200 Respectfully submitted by,

201

202 /s/ AnnMarie Scott

203

204 AnnMarie Scott

205 Recording Clerk